

**Iowa Department of Natural Resources
Environmental Protection Commission**

ITEM

6

DECISION

TOPIC

Contract – Country Crossings, L.L.P. – Field Office 4 Lease Renewal

The Department requests Commission approval of a contract in the amount of \$3,879 per month for 24 months (\$93,096 in total) with Country Crossings, L.L.P. for rental of office space in Atlantic, IA, for operation of Field Office 4.

The Field Office 4 Staff, comprised of about 14 staff members, conducts necessary field work for the Environmental Services Division. Office space centrally located in Region 4 of the state is necessary for this staff to complete its work, and the leased building meets the staff's needs.

The Department will pay rent for this office space using funds budgeted for Field Office operations and as allocated to the Department through the General Fund.

In negotiating the term of this lease, the Department investigated similar buildings in Atlantic, IA, that offered similar amenities and services. The average annual price per square foot of these comparable office spaces was between \$9.00 and \$9.12. The proposed lease would renew the rental rate at \$8.90 per square foot of office space. The lease will run for two years, as opposed to a traditional five-year lease term, in anticipation of the proposed Southwest Regional Center being appropriated.

Wayne Gieselman, Administrator
Environmental Services Division

February 27, 2006